

Charter Bylaw 19761

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3260

WHEREAS Lot 101, Block 2, Plan 1522252; located at 14240 - 137 Avenue NW, Rampart Industrial, Edmonton, Alberta, is specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 101, Block 2, Plan 1522252; located at 14240 - 137 Avenue NW, Rampart Industrial, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	6th day of July	, A. D. 2021;
READ a second time this	6th day of July	, A. D. 2021;
READ a third time this	6th day of July	, A. D. 2021;
SIGNED and PASSED this	6th day of July	, A. D. 2021.

THE CITY OF EDMONTON

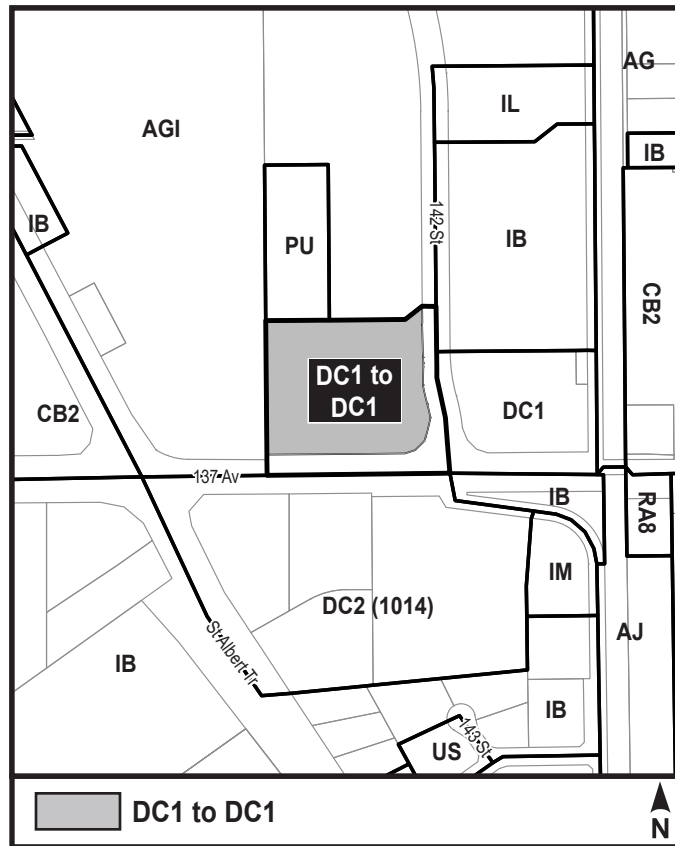


MAYOR



CITY CLERK

CHARTER BYLAW 19761



(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**1. General Purpose**

The purpose of this DC1 Direct Development Control Provision is to provide for business and commercial uses on sites with good visibility and accessibility along 137 Avenue and 142 Street.

2. Area of Application

This Provision shall apply to Plan 1522252, Block 2, Lot 101, containing approximately 6.15 ha of land, located north of 137 Avenue NW along 142 Street NW, as shown on Schedule 'A' of the Zoning Bylaw, adopting this Provision, Rampart Industrial.

3. Uses

- a. Automotive and Equipment Repair Shops
- b. Automotive and Minor Recreation Vehicle Sales/Rentals
- c. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space
- d. Business Support Services
- e. Convenience Vehicle Rentals
- f. Equipment Rentals
- g. Fleet Services
- h. Gas Bars
- i. General Retail Stores
- j. General Industrial
- k. Government Services
- l. Health Services
- m. Hotels
- n. Household Repair Services
- o. Major Service Stations
- p. Minor Service Stations
- q. Professional, Financial and Office Support Services
- r. Restaurants
- s. Specialty Food Services
- t. Truck and Mobile Home Sales/Rentals
- u. Major Digital Signs
- v. Minor Digital On-premises Signs
- w. Minor Digital On-premises Off-premises Signs

- x. Fascia On-premises Signs
- y. Freestanding On-premises Signs
- z. Projecting On-premises Signs
- aa. Temporary On-premises Signs

4. Development Regulations

- a. The minimum Site Frontage shall be 30.0 m.
- b. The maximum Floor Area Ratio shall be 1.0.
- c. A minimum Setback of 6.0 m shall be required where a Site abuts a public roadway, other than a Lane.
- d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, such areas shall be screened in accordance with the provisions of subsection 55.4 of the Zoning Bylaw.
- e. The maximum Building Height shall be 14.0 m.
- f. All development within this zone shall comply with the Major Commercial Corridors Overlay. Notwithstanding the development regulations within the Major Commercial Corridors Overlay, the minimum building Setback allowed in this zone shall be 6.0 m.
- g. Any business premises or multiple occupancy building having a Floor Area greater than 3 000 m² or a single wall length greater than 25.0 m visible from a public road, shall comply with the following criteria:
 - i. the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 - ii. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
- h. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- i. Signs shall comply with the regulations found in Schedule 59E.

- j. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals, Convenience Vehicle Rentals and Truck and Mobile Home Sales/Rentals developments:
 - i. all storage, display and parking areas shall be hardsurfaced;
 - ii. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- k. General Retail Stores shall have a maximum Floor Area of 1000 m².
- l. Equipment Rentals Uses shall ensure that all equipment and goods for rent are contained within an enclosed building.
- m. General Industrial Uses shall be limited to vehicle body repair shops associated with an Automotive and Minor Recreational Vehicle Sales/Rentals Use.